

Harborside Condominium Trust  
Balance Sheet  
As of February 28, 2022

|                            | Feb 28, 22   |
|----------------------------|--------------|
| ASSETS                     |              |
| Current Assets             |              |
| Checking/Savings           |              |
| Operating Account - EBSB   | 155,001.54   |
| Reserve Account - EBSB     | 200,817.50   |
| Total Checking/Savings     | 355,819.04   |
| Accounts Receivable        |              |
| Accounts Receivable        | 180.52       |
| Total Accounts Receivable  | 180.52       |
| Total Current Assets       | 355,999.56   |
| TOTAL ASSETS               | 355,999.56   |
| LIABILITIES & EQUITY       |              |
| Liabilities                |              |
| Current Liabilities        |              |
| Accounts Payable           |              |
| Accounts Payable           | -4,000.00    |
| Total Accounts Payable     | -4,000.00    |
| Total Current Liabilities  | -4,000.00    |
| Total Liabilities          | -4,000.00    |
| Equity                     |              |
| Opening Balance Equity     | 1,058,632.14 |
| Retained Earnings          | -775,194.98  |
| Net Income                 | 76,562.40    |
| Total Equity               | 359,999.56   |
| TOTAL LIABILITIES & EQUITY | 355,999.56   |

Harborside Condominium Trust  
Profit & Loss Budget Performance  
February 2022

|                                 | Feb 22    | Budget    | Jan - Feb 22 | YTD Budget | Annual Budget |
|---------------------------------|-----------|-----------|--------------|------------|---------------|
| <b>Income</b>                   |           |           |              |            |               |
| Income                          |           |           |              |            |               |
| Carry Forward From Prev Year    | 0.00      | 0.00      | 59,500.00    | 59,500.00  | 59,500.00     |
| Condominium Fee Income          | 33,164.00 | 36,905.00 | 68,526.00    | 73,810.00  | 442,850.00    |
| Interest Income                 | 1.53      | 12.50     | 3.16         | 25.00      | 150.00        |
| Reserve Account Contribution    | -4,000.00 | -4,000.00 | -8,000.00    | -8,000.00  | -45,700.00    |
| Total Income                    | 29,165.53 | 32,917.50 | 120,029.16   | 125,335.00 | 456,800.00    |
| Total Income                    | 29,165.53 | 32,917.50 | 120,029.16   | 125,335.00 | 456,800.00    |
| <b>Expense</b>                  |           |           |              |            |               |
| Administrative                  |           |           |              |            |               |
| Insurance expenses - Flood      | 0.00      | 0.00      | 0.00         | 0.00       | 81,000.00     |
| Insurance Expenses - Master Pol | 5,891.90  | 4,500.00  | 11,783.80    | 9,200.00   | 56,650.00     |
| Management Fee                  | 916.66    | 916.70    | 1,833.32     | 1,833.40   | 11,000.00     |
| Postage & Delivery Expenses     | 7.70      | 25.00     | 19.25        | 50.00      | 250.00        |
| Professional Services           | 0.00      | 850.00    | 0.00         | 1,700.00   | 10,000.00     |
| Tax & Tax Preparation           | 0.00      | 500.00    | 0.00         | 500.00     | 500.00        |
| Total Administrative            | 6,816.26  | 6,791.70  | 13,636.37    | 13,283.40  | 159,400.00    |
| Common Services                 |           |           |              |            |               |
| Cleaning Expenses               | 410.50    | 450.00    | 723.50       | 900.00     | 5,000.00      |
| Extermination Expense           | 0.00      | 175.00    | 0.00         | 350.00     | 2,250.00      |
| Landscape Service Expense       | 0.00      | 0.00      | 1,340.00     | 0.00       | 8,500.00      |
| Security Expense                | 0.00      | 200.00    | 240.00       | 500.00     | 2,500.00      |
| Snow Removal Expense            | 7,269.25  | 2,500.00  | 7,569.25     | 5,000.00   | 10,000.00     |
| Trash Removal Expenses          | 1,120.00  | 1,250.00  | 2,835.00     | 2,500.00   | 16,000.00     |
| Total Common Services           | 8,799.75  | 4,575.00  | 12,707.75    | 9,250.00   | 44,250.00     |
| Docks                           |           |           |              |            |               |
| Dock Contribution               | 5,400.00  | 0.00      | 10,800.00 ✖  | 5,400.00   | 5,400.00      |
| Insurance - Dock                | 0.00      | 0.00      | 0.00         | 0.00       | 6,250.00      |
| Total Docks                     | 5,400.00  | 0.00      | 10,800.00    | 5,400.00   | 11,650.00     |
| Maintenance / Repair            |           |           |              |            |               |
| Capital Improvement Repairs     | 0.00      | 0.00      | 0.00         | 0.00       | 160,000.00    |
| D Building Egress               | 6,499.68  |           | 9,747.28     |            |               |
| Drainage /Parking Lot (Other)   | 0.00      | 0.00      | 0.00         | 0.00       | 10,000.00     |
| Maintenance & Repair Expenses   | 2,164.50  | 1,250.00  | 2,820.47     | 1,750.00   | 25,000.00     |
| Sea Wall Maintenance            | 0.00      | 0.00      | 2,371.06     | 0.00       | 10,000.00     |
| Total Maintenance / Repair      | 8,664.18  | 1,250.00  | 14,938.81    | 1,750.00   | 205,000.00    |
| Reserve Account Contribution Ex | -4,000.00 |           | -4,000.00    |            |               |
| Utilities                       |           |           |              |            |               |
| Cable Expense                   | 1,889.36  | 1,500.00  | 3,778.94     | 3,000.00   | 20,000.00     |
| Electricity Expense             | 489.59    | 450.00    | 829.85       | 900.00     | 5,000.00      |
| Natural Gas Expense             | 32.11     | 35.00     | 61.04        | 70.00      | 400.00        |
| Telephone Conference Line Expen | 0.00      | 0.00      | 0.00         | 100.00     | 100.00        |
| Water & Sewer Expense           | 0.00      | 915.00    | 0.00         | 1,830.00   | 11,000.00     |
| Total Utilities                 | 2,411.06  | 2,900.00  | 4,669.83     | 5,900.00   | 36,500.00     |
| Total Expense                   | 28,091.25 | 15,516.70 | 52,752.76    | 35,583.40  | 456,800.00    |
| Net Income                      | 1,074.28  | 17,400.80 | 67,276.40    | 89,751.60  | 0.00          |

\*double entered  
corrected 3.14.22